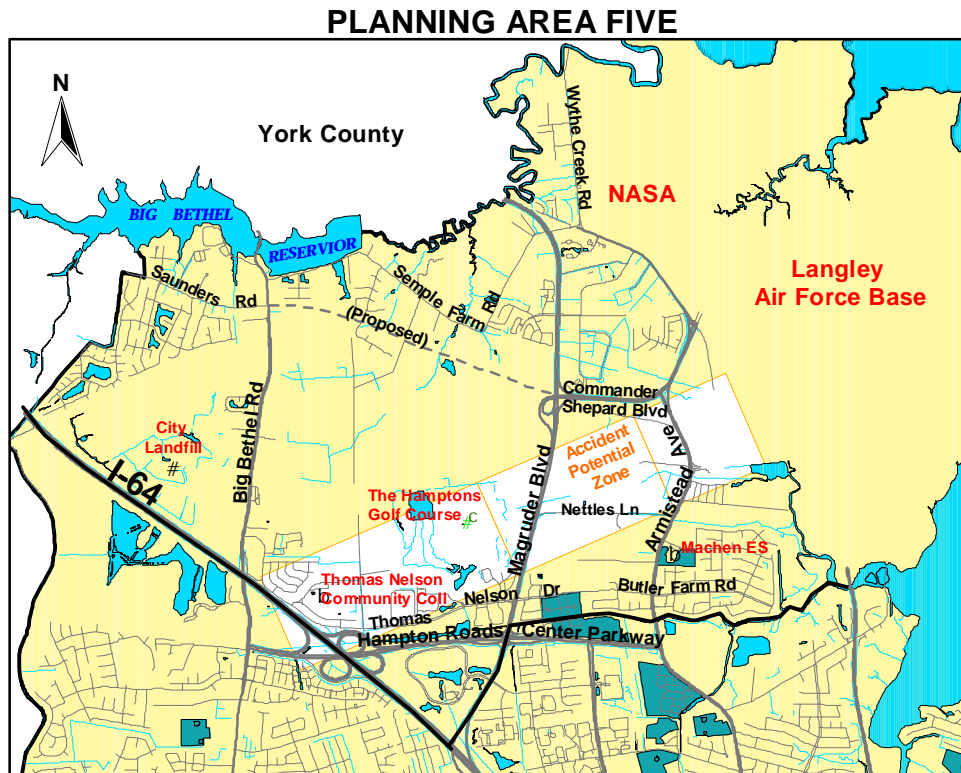


PLANNING AREA FIVE

Planning Area Five is bounded by York County to the north, Interstate 64 and Tide Mill Creek to the south, and Newport News to the west. It includes Langley Air Force Base and NASA.



Land Use

- Adopt proper zoning for the desired business/high-tech development along the Magruder Boulevard Corridor. **(Complete)**
- When appropriate, designate The Hamptons golf course and the reclaimed sections of the landfill for public use. **(Complete)**
- Continue to monitor the effectiveness of special zoning districts such as the Magruder Visual Corridor, the Magruder Business District, and the Hampton Roads Center District.
- Encourage planned unit developments offering a variety of housing types.

- Discourage commercial strip development along Big Bethel Road, Magruder Boulevard, and Armistead Avenue.
- Adopt and implement visual controls around any heavy industrial uses which may locate in the area.
- Adopt a visual overlay zoning district for all major thoroughfares.

Transportation:

FC – Functional Classification:

Art – arterial
Col – collector
Exp – expressway
Loc – local

TF – Time Frame

S – short
I – intermediate
L – long

CT – Current Road Type

PT – Proposed Road Type

2U – 2 lanes, undivided	2D – 2 lanes, divided
4U – 4 lanes, undivided	4D – 4 lanes, divided
5U – 5 lanes, undivided	5D – 5 lanes, divided
	6D – 6 lanes, divided
	8D – 8 lanes, divided

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>FC</u>	<u>CT</u>	<u>PT</u>	<u>TF</u>
Armistead Ave.	NASA Gate	Semple Farm Rd.	Art	2U	4D	I
Armistead Ave.	C. Shepard Blvd.	NASA Gate	Art	4D	5D	I
Big Bethel Rd.	T. Nelson Dr.	North City Line	Art	2U	4D	S
Butler Farm Rd.	Armistead Av.	Magruder Blvd.	Art	2U	4U	I
Butler Farm Rd.	T. Nelson Dr.	Nettles Ln. Ext.	Art		4D	I
Butler Farm Rd.	Nettles Ln. (extended)	C. Shepard Blvd.	Art		4D	I
Butler Farm Rd.	C. Shepard Blvd.	Semple Farm Rd.	Art		4D	L
C. Shepard Blvd.	Magruder Blvd.	Big Bethel Rd.	Art		4D	L
Coliseum Dr.	Butler Farm Rd.	Nettles Ln.	Art		4D	L
Coliseum Dr.	Nettles Ln.	C. Shepard Bl.	Art		4D	L
Coliseum Dr.	Mercury Blvd.	HRC Pkwy.	Art	4U	6U	L
F. Thompson Dr.	Magruder Blvd.	C. Shepard Bl.	Col		4D	I
F. Thompson Dr.	Armistead Ave.	C. Shepard Bl.	Col		2U	L
Interstate 64	Big Bethel Rd.	NN City Line	Exp	4D	6D	S
Interstate 64	Bridge Tunnel	NN City Line	Exp	4D/ 6D	8D	L
Magruder Blvd.	Interstate 64	York County Line	Art	4D	6D	I
Nettles Ln.	Armistead Ave.	Magruder Blvd.	Art	2U	4D	I
Nettles L n.	Magruder Blvd.	Big Bethel Rd.	Art		4D	I
Queen St. –	Magruder Blvd.	Enterprise Pkwy.	Art		4D	L

Magruder Conn. Queen St. – Magruder Conn.	Enterprise Pkwy.	Butler Farm Rd. (extended)	Art		4D	L
Saunders Rd.	Big Bethel Rd.	NN City Line	Art	2U	4U	I
Wythe Creek Rd.	Armistead Av.	Intersection improvements				I
Wythe Creek Rd.	Armistead Av.	Poquoson City Line	Art	2U	4U	I

Community Facilities

- Fully utilize all school grounds and buildings as neighborhood or community parks and recreation centers. **(Machen Elementary School complete)**
- Develop the William's Pit property for active recreation as it is reclaimed by the City.
- Preserve the area immediately surrounding the Big Bethel Reservoir as a conservation area to protect the water quality and provide open space.
- Add Big Bethel Road, Commander Shepard Boulevard, and Magruder Boulevard to the parkway system.
- Utilize utility easements as linear parks and multi-use trails.
- Locate Fire Station #11 south of Commander Shepard Boulevard between Big Bethel Road and Magruder Boulevard, and include a neighborhood police precinct.
- Provide bike lanes along sections of Semple Farm Road and Armistead Avenue.

Housing

- Encourage the development of more expensive homes in this Area. Encourage developers to provide higher amenity levels in new developments, thereby increasing the desirability of the Area. Development along the City's new golf course is one obvious opportunity for encouraging more expensive homes.
- Use zoning changes necessitated by environmental constraints in the Area to encourage larger lot development on environmentally sensitive land. This would include areas along Brick Kiln Creek and near Big Bethel Reservoir.
- Study the major mobile home parks carefully. A program to upgrade those parks or, if necessary and appropriate, to replace them should be developed.
- Programs to ensure that housing does not deteriorate to substandard conditions will be necessary only on a scattered basis in this Area. Most housing is relatively new and all is well maintained. The two older apartment complexes should be targeted for the housing maintenance programs.

Environment

- Conduct a preliminary survey for nontidal wetlands. Focus initial efforts on the area from Magruder Boulevard to Big Bethel Road. Where wetlands are found, work with developers to preserve those areas through the use of density transfers to buildable areas.
- Develop a stormwater management plan and reservoir protection plan for Brick Kiln Creek and Big Bethel Reservoir. Adopt a Reservoir Protection Ordinance.

Urban Design

- Improve city entrances.
 - Visually improve the Magruder Boulevard entry.
 - Improve the Wythe Creek Road entry.
- Give Hampton Roads Center a strong identifiable edge treatment to define the district. **(Complete)**
 - Design visual controls for edge parcels that delineate Hampton Roads Center.
 - Highlight entryways to Hampton Roads Center with bold landscapes, water features, and sculptural elements.
 - Incorporate the existing natural borders of woods and positive views of architecture into the Hampton Roads Center Parkway landscape.
- Design Magruder Boulevard as an urban parkway and a major entrance to the city.
 - A structured bike and jogging/walking trail is recommended parallel to Magruder Boulevard and in scenic easements of private property when possible.
 - Promote water features in intersection locations.
 - Promote and develop visual controls.
- Visually punctuate the loop created by Magruder Boulevard, Commander Shepard Boulevard, the Hampton Roads Center jogging trail, and Big Bethel Road.
 - Design Magruder and Commander Shepard Boulevards as urban parkways.
 - Construct a recreational path system to parallel the loop and link with Hampton Roads Center's jogging trail.
- Complement Area Five's transportation improvements with recognizable streetscapes.
 - Design landscapes which complement the streets.
 - Design clear access to Thomas Nelson Community College.
 - Obtain scenic easements set back from the right-of-way to separate pedestrians and cyclists from car traffic.

- Design Big Bethel Road to visually link the parks.
 - Design Big Bethel Road as a residential parkway connecting the Big Bethel Reservoir Conservation Area, Williams Pit, and Chisman Lake.
 - Design a linear path system with easements connecting the parks on Big Bethel Road.
- Enhance views and pedestrian access to Big Bethel Reservoir, Brick Kiln Creek, and Billy Wood Canal.
- Implement a parkway system.
 - Make Armistead Avenue an urban parkway.
- Make Big Bethel Road a residential parkway.